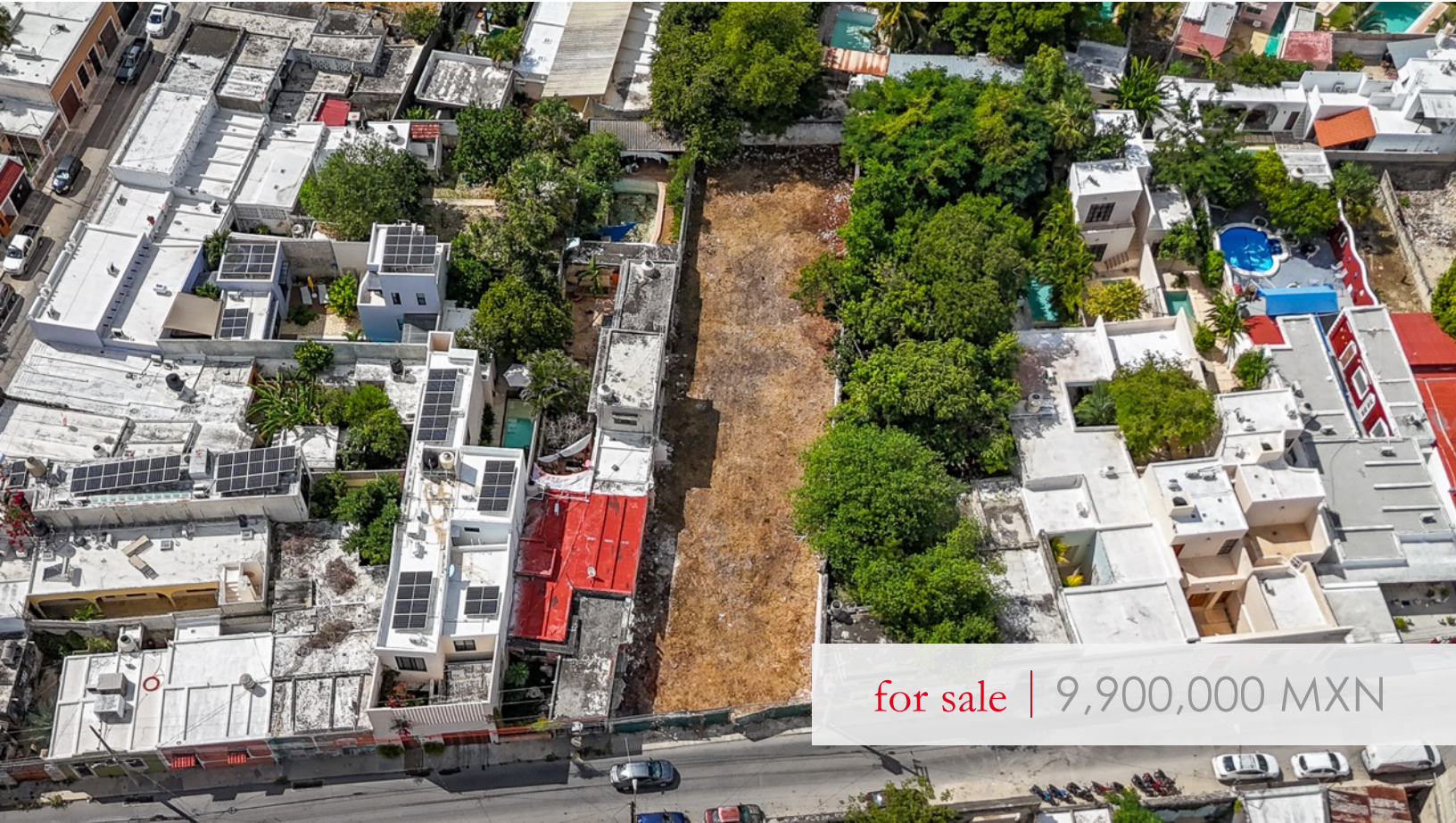


LARGE, CLEARED LOT IN PRIME SANTA ANA LOCATION

Yucatán | Mérida | Centro | Santa Ana



for sale | 9,900,000 MXN

Highlights

Property Code | YPS-02-0222

- **PRIME LOCATION:** Sought-after Santa Ana neighborhood, just four blocks from Paseo de Montejo and Parque de Santa Ana.
- **GENEROUS SIZE:** Expansive 840 m² (9,042 ft²) lot — a rare find in Mérida Centro.
- **WIDE STREET FRONTAGE:** 15 m (49 ft) street front provides excellent accessibility and design flexibility.
- **CONSTRUCTION-READY:** Lot is completely cleared with no pre-existing structures or demolition required.
- **VERSATILE INVESTMENT:** Perfect for a spacious private residence, multi-unit townhouse project, or boutique development.
- **PROJECT WITH PERMISSIONS AVAILABLE:** Expedite your investment — save time with existing project options and permits.
- **CLEAR TITLE:** Hassle-free purchase with all documentation in order.

Yucatan Property Scouts | René Jeremias

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At a Glance

- **Property Type:** Lot / Development Land
- **Location:** Santa Ana, Centro, Mérida, Yucatán
- **Lot Size:** 840 m² (9,042 ft²)
- **Lot Dimensions:** 15 m x 56 m (49 ft x 183 ft)
- **Street Frontage:** 15 m (49 ft)
- **Construction:** --
- **Condition:** Cleared and construction-ready
- **Title:** Clean and transferable
- **Usage Options:** Private residence, townhouse development, boutique project

Property Description

This exceptionally large and well-proportioned lot in the heart of Mérida's historic center presents a rare opportunity for investors and homeowners alike.

Located in Santa Ana, one of the most desirable neighborhoods in Mérida, the property offers a rectangular 15 m x 56 m (49 ft x 183 ft) layout; ideal for designing a spacious single-family estate, multiple townhouses, or even a boutique hospitality concept.

Unlike many Centro properties, this lot is completely cleared and ready for construction, free from the limitations of existing structures or preservation constraints. This unique feature allows for maximum design freedom and immediate project start.

Its prime position, just a short stroll from Paseo de Montejo, Santa Ana Park, and Mérida's new gastronomy corridor, makes it a compelling investment opportunity with excellent resale and rental potential.

Don't miss this opportunity to secure one of the few remaining large, cleared lots in one of Mérida's most desirable neighborhoods.

📍 **Schedule Your Private Viewing Today!**

Location

Mérida's historic center is a vibrant blend of colonial elegance, cultural vitality, and cosmopolitan living. The Santa Ana neighborhood stands out for its charming atmosphere, picturesque streets, and proximity to iconic landmarks such as Paseo de Montejo, Santa Lucia, and the new Parque La Plancha.

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This area has become a magnet for art lovers, expats, and entrepreneurs who appreciate its rich heritage, diverse dining scene, and walkable lifestyle. The nearby Remate gastronomy zone features some of Mérida's finest restaurants, while the surrounding streets offer art galleries, cafés, and boutique shops — all within easy walking distance.

Santa Ana and Paseo de Montejo together capture the essence of Mérida Centro: a place where history meets modern living, creating a unique atmosphere that continues to attract locals and international buyers alike.

DISTANCES FROM THE PROPERTY TO

- Parque de Santa Ana | 500 m (0.31 mi)
- Paseo de Montejo | 600 m (0.37 mi)
- Slow Food Market | 950 m (0.59 mi)
- Remate, New Gastronomy Zone | 800 m (0.5 mi)
- Mérida English Library (MEL) | 900 m (0.56 mi)
- ADO Bus Terminal Alternativa Paseo 60 | 1 km (0.62 mi)
- Plaza Principal de Mérida (Plaza Grande) | 1.4 km (0.87 mi)
- Walmart Montejo (Supermarket) | 1.5 km (0.9 mi)
- Mérida International Airport | 8.1 km (5 mi)

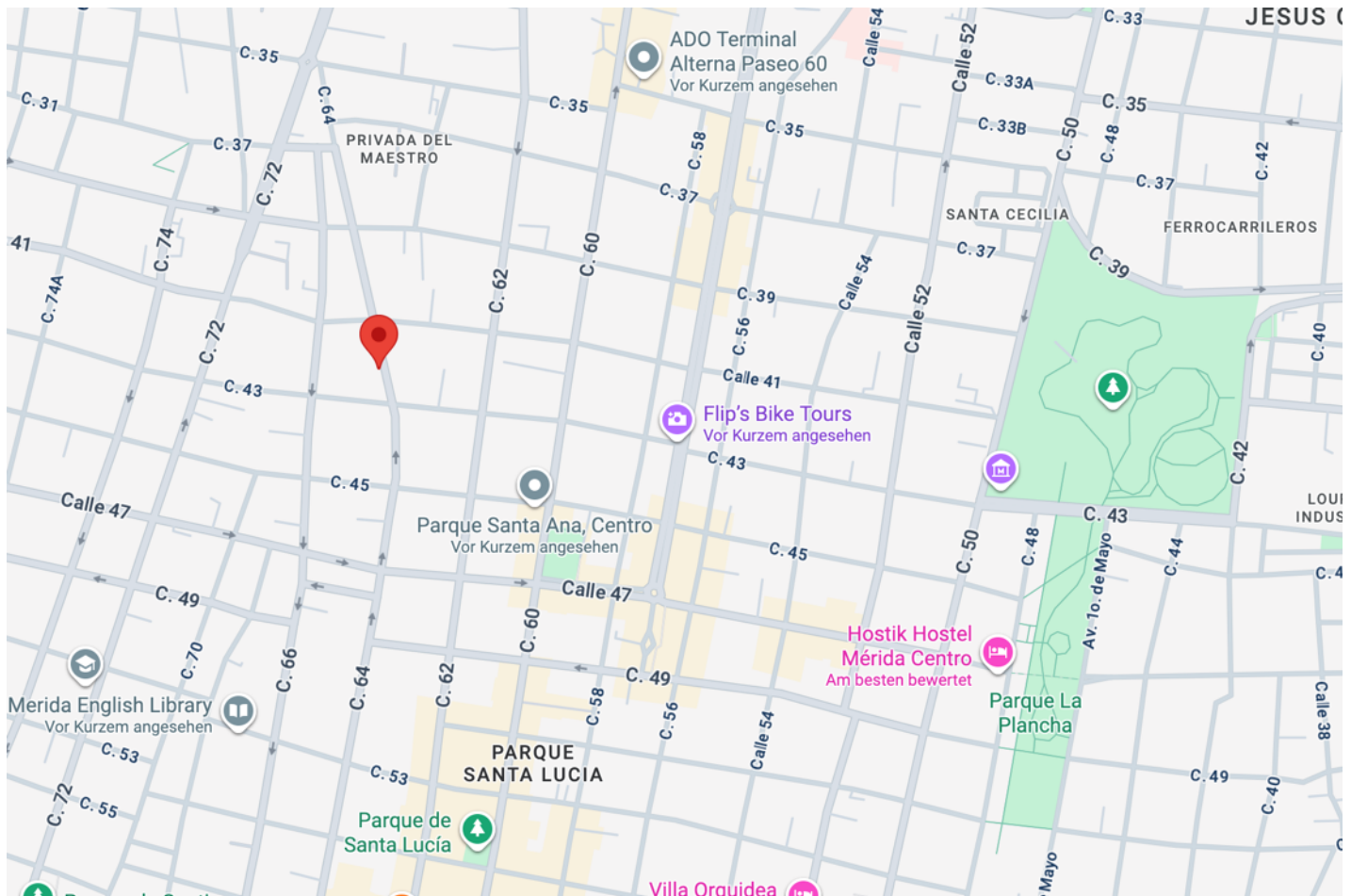
MÉRIDA

Mérida, the capital of the state of Yucatan and the administrative seat of the municipality of Mérida, boasts a rich and tumultuous history that traces back to the ancient Mayan civilization. The city acquired its name in 1542, bestowed by the Spanish conquistador Francisco de Montejo. As a tribute to him, Mérida's principal boulevard was aptly named Paseo de Montejo. Numerous magnificent colonial buildings in the historic city center stand as a testament to the city's past wealth and exude a truly unique charm. Regarded as the gateway to the captivating realm of the Maya, Mérida attracts countless tourists each year who embark on their journey to explore renowned Mayan sites like Chichen Itzá and Uxmal, thereby immersing themselves in their timeless allure.

From the perspective of its residents, Mérida is widely regarded as a modern city with an exceptional quality of life. It ranks among the safest regions in Mexico, making it a favored destination for North American expats seeking an ideal place to settle down. Mérida's appeal is further enhanced by its outstanding healthcare system, which boasts the best hospital network in the country. Through collaborations with cities like Houston, a remarkable level of medical expertise has been cultivated here, with certain private clinics even surpassing the standards found in leading industrial nations. Of course, the city's favorable climate also plays a crucial role in the overall well-being of its residents.

Experience the delightful lifestyle of Yucatan's vibrant capital. Indulge in its rich history by exploring the awe-inspiring historic center, savor exquisite cuisine in upscale restaurants, and take strolls along the renowned boulevard, Paseo de Montejo. Immerse yourself in the cultural tapestry of the city by visiting its diverse range of museums, theaters, and cinemas, all while unraveling the fascinating Mayan heritage. For the avid shoppers, Mérida offers a plethora of options with its modern malls located in the northern part of the city, such as La Isla Cabo Norte or Galerías Mérida. Moreover, you'll find a range of well-known North American retail chains, including Costco, Wal-Mart, and Home Depot, conveniently situated throughout the city.

PROPERTY LOCATION



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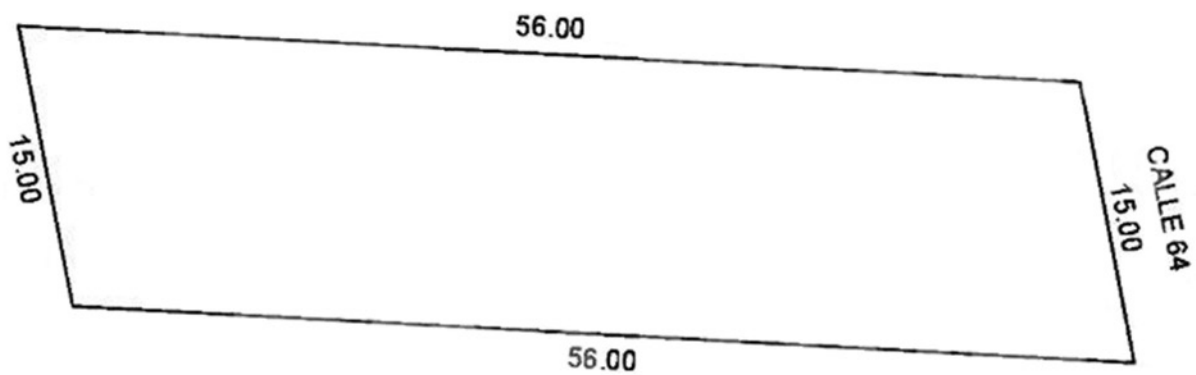
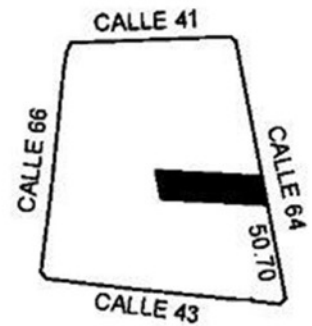
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Property Layout

GENERAL FEATURES

- Shape: Rectangular
- Dimensions: 15 m x 56 m (49 ft x 183 ft)
- Street Front: 15 m (49 ft)
- Condition: Completely cleared, construction-ready

Floor Plan



Picture Selection

